

**CLIFTON ROAD**  
INDUSTRIAL ESTATE

**THE PREMIER** TRADE / WAREHOUSE  
LOCATION IN CAMBRIDGE

**TO LET Unit 11**

3,822 sq ft (355.08 sq m) GEA

Clifton Road Industrial Estate, Cambridge, CB1 7EB

**PRELIMINARY DETAILS**



*\*Internal photograph from another unit to represent the specification of refurbishment*

**Key features**

- Central Cambridge location
- Fully refurbished
- Close to railway station
- Incentive available

# THE FACTS

## LOCATION

The property is located on the established Clifton Road Estate, approximately 1 mile South East of Cambridge City Centre. The Estate is well located within close proximity to Cambridge outer ring road, which also provides access to the M11 and the A14. Cambridge Railway Station is around 1.2km (0.75 miles) by road.

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## DESCRIPTION

The property comprises an end of terrace industrial unit of steel portal frame with part brick/block elevations to half height and profile steel cladding above and to the roof.

To be refurbished with:

- Roller shutter
- Ample yard/loading area
- Male/female WC
- Ground and first floor offices
- Kitchenette

## ACCOMODATION

The property comprises the following:

Ground Floor: 3,481 sq ft (323.39 sq m)

First Floor: 341 sq ft (31.71 sq m)

**Total Gross External Area: 3,822 sq ft (355.08 sq m)**

## TERMS

On a new lease with terms to be agreed.

## RATES

Unit 11 is listed on the Valuation Office Agency 2017 Rating List as having a Rateable Value of £38,750. The Rateable Value will need to be assessed following the removal of Tenants fitout. Interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457000.

## LEGAL COSTS

All parties to bear their own legal costs.

## EPC

Available upon request.

ALL ENQUIRIES:



**Hugo Jack**  
Hugo.Jack@eu.jll.com

**James Saxby**  
James.Saxby@eu.jll.com



**Rory Banks**  
Rory.Banks@bidwells.co.uk

**Jack Vestey**  
Jack.Vestey@bidwells.co.uk

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